

001.A

0002

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

637,800 /

637,800

USE VALUE:

637,800 /

637,800

ASSESSED:

637,800 /

637,800

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**
Patriot
Properties Inc.

No	Alt No	Direction/Street/City
45		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #: 45

Owner 1: PROKOSCH ARTHUR P

Owner 2: RAMIREZ BETHANY K

Owner 3:

Street 1: 45 FAIRMONT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: L'BASSI BENJAMIN -

Owner 2: TEO WAN XIN -

Street 1: 45 FAIRMONT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Asbestos Exterior and 1383 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average			GLA adjusted from 915 to 1383. Amendment filed Doc# 1569947 7/1/2011.													
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Very Good																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 5 - Asbestos				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 2 - Hip				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																
Color: BLUE				A Kits:	Rating:																
View / Desir: N - NONE				Fpl: 1	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1923	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G12		Fact:	.	Floor: 1 - 1st Floor																	
Const Mod:				% Own: 45.000000000																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL										
Prim Int Wall: 2 - Plaster				Functional:				1	5	2	1										
Sec Int Wall:		%		Economic:																	
Partition: N - Typical				Special:																	
Prim Floors: 4 - Carpet				Override:																	
Sec Floors:		%		Total:	18.6 %			Totals													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				1	5	2											
Subfloor:				Basic \$ / SQ:	295.00																
Bsmnt Gar:				Size Adj.: 1.35000002																	
Electric: 3 - Typical				Const Adj.: 0.84636527																	
Insulation: 2 - Typical				Adj \$ / SQ: 337.065																	
Int vs Ext: S				Other Features: 93500																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.39999998																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac:	NO		Adj Total: 783525																	
% Com Wall:	% Sprinkled:			Depreciation: 145736				Juris. Factor: 1.00		Before Depr: 471.89											
				Deprecated Total: 637790				Special Features: 0		Val/Su Net: 461.17											
								Final Total: 637800		Val/Su SzAd: 461.17											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 001.A-0002-0018.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:							
														Total:							